

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Richard Barrett House**

Address: 36 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-230

Current Owner Name: Gregory Wimmer

Parent Parcel(s):

Current Owner Address: PO Box 1753, Park City, UT 84060-1753

Legal Description (include acreage): 0.10 acres; LOTS 1 & 2 & N'LY 5 FT LOT 3 BLK 18 PARK CITY SURVEY.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995 & 2006
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
- city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate no foundation or only wooden sills.

Walls: Drop siding.

Roof: Not visible in photographs due to snow coverage.

Windows/Doors: Double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage remains largely unchanged from the description provided in the National Register nomination (Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 1907 Sanborn Insurance map shows a small accessory building located south of the main building, but its existence could not be verified.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1899¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)

¹ Summit County Tax Assessor; appears on the 1907 Sanborn Insurance map.

- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: East elevation (primary façade). Camera facing west, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		740	\$ -	\$ 1579
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
174 @ 1" Foundation—Stone Conc. None <input checked="" type="checkbox"/>		174
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>Cap.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>40" @ .80</u> 32		
Rear <u>152" @ .25</u> 114		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Conc. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lumber 12' x 4" - 5 @ 25⁰⁰</u>		125
Total Additions and Deductions	536	249
Net Additions or Deductions	-249	1529

Ave Age 50 Yrs. by { Est. Owner, Tenant, Neighbors, Records }
REPRODUCTION VALUE \$ 1816
 Depr. 1-2-3-4-5-6 63/33 % \$ _____
 Reproduction Val. Minus Depr. \$ 672

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks 112 yr. Av. Used - 1940 **Total Building Value** \$ _____

Appraised 10/1949 By C.A.O. & A.J.

Location Block 18 PC All lot 1+2 and N5' lot 3
 Kind of Bldg. RES St. No. 36 Prospect St
 Class 2 Type 1 2 3 4 Cost \$ 1554 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		740		\$ 1554
	x x				
	x x				

Gar.—Carpport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Cigs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>Shg</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>40° @ 60</u> 24	
Rear <u>152° @ 60</u> 91	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class <u>—</u> Tub <u>—</u> Trays <u>—</u>
	Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u> 350
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/>	
Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Total Additions		465	465
Year Built <u>—</u>	Avg. Age <u>59</u>	Current Value	\$ 2019
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. <u>—</u> %	
		Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. (1) 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 606
Garage—Class <u>—</u>	Depr. 2% 3%	Carpport—Factor	
Cars <u>—</u>	Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>		
Size— <u>—</u> x <u>—</u>	Age <u>—</u> Cost <u>—</u>		
Other <u>—</u>			
		Total Building Value	\$

Appraised 5-14- 1958 By 1302

PC 230
Serial Number

OF
Card Number

Owners Name

Location B/K 18 PC Lot 142 + N 5' Lot 3

Kind of Bldg. Res St. No. 36 Prospect St

Class 2 Type 1 2 3 (4) Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	740		\$ 2 391	\$
	x x				
	x x				

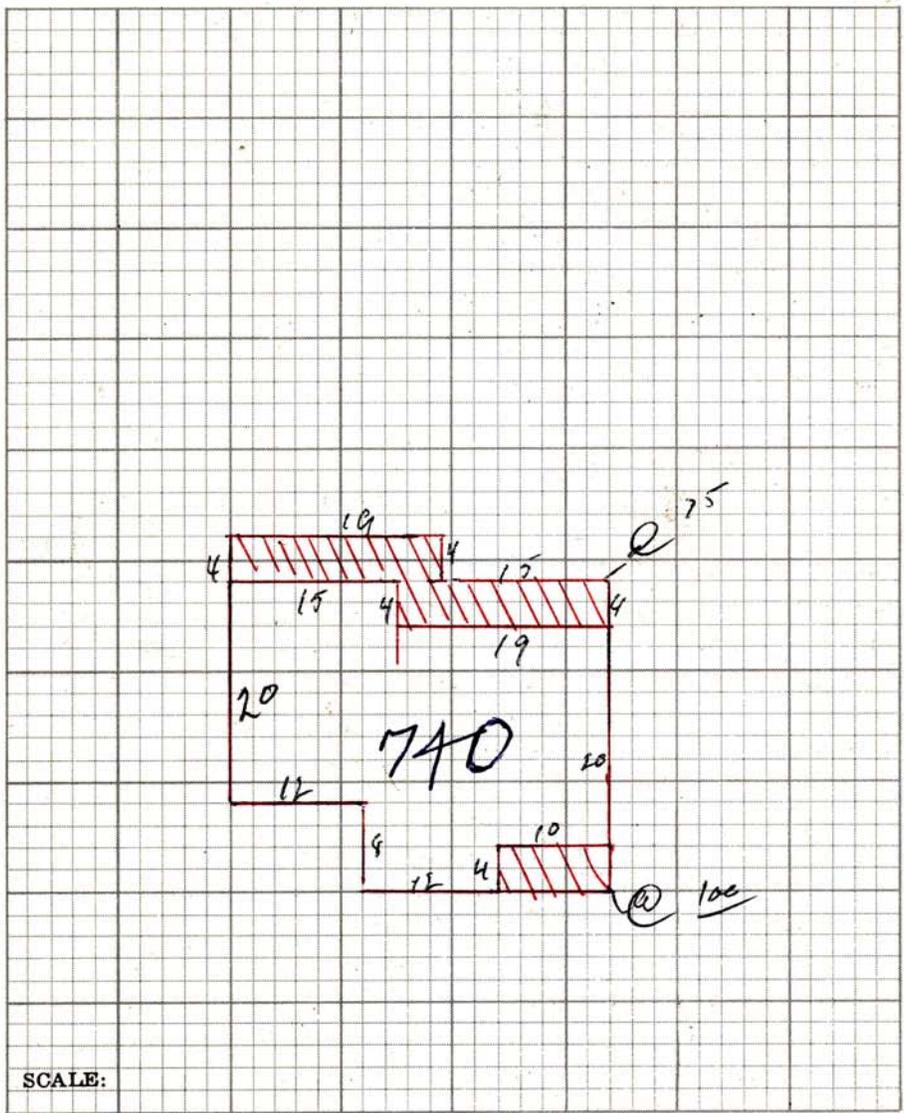
Att. Gar. - C.P. x Fr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u> </u> Conc. <u> </u> Sills <u>X</u>		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Slg</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med <u> </u> Large <u> </u>		
Porches—Front <u> </u> 40 [#] @ 1.00	40	
Rear <u> </u> 152 [#] @ .75	114	
Porch <u> </u> @		
Planters <u> </u> @		
Ext. Base. Entry <u> </u> @		
Cellar/Bsmt. — 1/4 1/8 1/2 3/4 Full <u> </u> Floor	40	
Bsmt. Gar. <u> </u>		
Basement-Apt. <u> </u> Rms. <u> </u> Fin. Rms. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays <u> </u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	550	
Heat—Stove <u> </u> H.A. <u> </u> FA <u>X</u> HW <u> </u> Stkr <u> </u> Elec. <u> </u>	327	
Oil <u> </u> Gas <u>X</u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. — Full <u> </u> Zone <u> </u>		
Finish—Fir. <u>1</u> Hd. Wd. <u> </u> Panel <u> </u>		
Floor—Fir. <u>1</u> Hd. Wd <u> </u> Other <u> </u>		
Cabinets <u>1</u> Mantels. <u> </u>		
Tile—Walls <u> </u> Wainscot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
Awnings — Metal <u> </u> Fiberglass <u> </u>		

Total Additions	1899	1071
Year Built <u>1899</u> Avg. 1. <u>1899</u>	Replacement Cost	3462
Age 2.	Obsolescence	
Inf. by <u>Owner</u> - Tenant -	Adj. Bld. Value	
<u>Neighbor</u> - Record - Est.	Conv. Factor	118
	Replacement Cost—1940 Base	
	Depreciation Column <u>1</u> 2 3 4 5 6	
	1940 Base Cost, Less Depreciation	
Total Value from reverse side		
	Total Building Value	\$

Appraised ① 10.22 - 1968 By 170 5 1228

Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PC 230





NISSAN

185810

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 36 Prospect UTM: 12 458300 4498600
 Park City, Summit County, Utah
 Name of Structure: Richard Barrett House T. R. S.
 Present Owner: Kard Group
 Owner Address: 136 South Main, 620 Kearns, Salt Lake City, Utah 84101
 Year Built (Tax Record): Effective Age: Tax #: PC 230
 Legal Description: Kind of Building:
 All Lots 1 and 2 and Northerly 5 feet of Lot 3 Block 18, Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably Richard and Annie Construction Date: c. 1883 Demolition Date:
 Barrett
 Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 181-A.
Park Record. February 22, 1935, p. 1. Annie Barrett obituary.

Researcher: Roger Roper

Date: 4/84

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983).
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1883

Built c. 1883, the Richard Barrett house at 36 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966.

36 Prospect

Description continued:

The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage.



36

Richard Barrett House
36 Prospect
Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

